



[Land Use Element, City of Glendale, California

1990 and 1993 Amendments to 1986 Land Use Element,
and Sept. 2002 Land Use Map]

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[2002]

GENERAL PLAN AMENDMENT NO. 93-1

REVISIONS TO THE LAND USE ELEMENT
OF THE GENERAL PLAN IN CONNECTION
WITH THE AMENDMENT TO THE 1990
OPEN SPACE, RECREATION AND
CONSERVATION ELEMENTS.

General Plan Amendment No. 93-1 proposes amendments to the Land Use Element text related to goals for very low density residential and low density residential/open space land uses in Glendale's hillsides.

The areas generally affected by these amendments are located in Glendale's major mountainous areas of the Verdugo Mountains, San Rafael Hills and lower slopes of the San Gabriel Mountains.

In order to provide consistency between the Land Use Element and the Open Space and Conservation Elements of the General Plan of the City of Glendale, the following pages of the Land Use Element are hereby amended as follows:

1) Page 8

add to Goals, General:

Safeguard the visual and environmental quality of Glendale hillsides through the protection of important natural resources.

add to Goals, Residential:

Promote hillside residential development which respects existing natural and scenic resources through sensitive and creative design and development techniques.

2) Page 13

VERY LOW DENSITY RESIDENTIAL/OPEN SPACE development is indicated as desirable in respect to Glendale's major mountainous areas, in the Verdugo Mountains, San Rafael Hills, and the lower slopes and canyons of the San Gabriel Mountains. ~~The requirements of this class include a density standard of from 1 to 3 units to the acre.~~ The requirements of this category include a variable density standard based upon the steepness of slope (being defined as the ratio of the horizontal distance to the vertical change of the topography). On land which slopes more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of three (3) units per acre with 0 percent slope.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 S. UNIVERSITY AVENUE
CHICAGO, ILL. 60637

TO THE EDITOR OF THE JOURNAL OF THE AMERICAN CHEMICAL SOCIETY
FROM THE DEPARTMENT OF CHEMISTRY, THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637

Enclosed for the JACS are two papers by J. H. Goldstein and
J. H. Goldstein, one by J. H. Goldstein and J. H. Goldstein,
and one by J. H. Goldstein and J. H. Goldstein. The papers
are entitled: "The Kinetics of the Reaction of Nitrogen
Dioxide with Carbon Monoxide at High Pressures", "The
Kinetics of the Reaction of Nitrogen Dioxide with Carbon
Monoxide at High Pressures", and "The Kinetics of the
Reaction of Nitrogen Dioxide with Carbon Monoxide at High
Pressures".

Very truly yours,
J. H. Goldstein
J. H. Goldstein
J. H. Goldstein

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Monoxide at High Pressures", and "The Kinetics of the
Reaction of Nitrogen Dioxide with Carbon Monoxide at High
Pressures".

Clustering of development is encouraged to preserve natural features. Development should respect and be sensitive to the important natural resources of the property to be developed and should provide open space.

3) Page 13

LOW DENSITY RESIDENTIAL development is compatible with Glendale's existing single family developed neighborhoods and vacant subdivided properties. The plan designates identifies ~~that these neighborhoods and properties be for~~ preserved preservation and maintained maintenance at existing levels. ~~The density standards for this class provides for 1 to 3 units to the acre.~~ The requirement of this category includes a variable density standard based upon the steepness of slope and the development characteristics of existing neighborhoods. For all land which slopes (being defined as the ratio of the horizontal distance to the vertical change of the topography) more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of 3 units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. For the further division of steeply sloping property (greater than 30 percent) in existing neighborhoods, the density shall not exceed 1.5 units per acre. For gently sloping properties (less than 30 percent), the density standard shall reflect existing development patterns but should not exceed a density of 8 units per acre. Development should respect and be sensitive to the important natural resources of the property and provide open space.

Rev 23221
1990

LAND USE ELEMENT TEXT CHANGES

I. LAND USE ELEMENT

Note: All changes shown double underlined and within brackets
CHANGES - PAGES 13

MODERATE DENSITY RESIDENTIAL development areas are sparsely located in the western, southeastern and northern portions of the City and reflect locations for single family homes mixed with moderate size townhouse development. These locations are ideal with respect to convenience and access to the regional transportation network as well as functioning as buffer or transition areas between more intensive development and areas designated for less intensive uses. This class maintains a relatively low density standard of [9] to [14] dwelling units to the acre.

MEDIUM DENSITY RESIDENTIAL development is located mainly in the southern portions of the City, south of the Ventura Freeway. Small pockets occur in the western and northern portions. intended for these areas are townhouses and smaller garden apartments at a density of [15] to [19] dwellings to the acre.

[MEDIUM/HIGH DENSITY RESIDENTIAL development is located sparsely in North Glendale and Central Glendale. Intended for these areas are medium size garden apartments at a density of 20 to 26 units to the acre.]

HIGH DENSITY RESIDENTIAL development is generally centered around the Central Business District north of Broadway with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Central Business District. The standards provide for [larger] size garden apartments at a density of [27] to [35] units to the acre.

[DENSITY BONUS]

[In the multiple dwelling residential categories of medium, medium high and high densities, a density bonus (i.e. 25%) may be added to lots/parcels which are combined to create a building site in order to promote greater quality/amount of open space and amenities. Density bonuses may also be granted to projects in all residential zones in order to provide for affordable housing as expressed by state housing policies. For the purpose of subdivisions, it shall be recognized that all developments which comply with these density bonus criteria remain in compliance with the density parameters expressed in the General Plan.]

CHANGES - PAGE 21

VERY LOW DENSITY/OPEN SPACE - In order to provide for growth and development as recommended by the Plan in the areas shown as very

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low density/open space, it will be necessary to develop new and innovative municipal ordinances which will limit development to a maximum of three dwelling units to the acre, and provide for the retention of natural open space. In these areas it is recommended that slope criteria be used to limit density and control extensive development and/or clustering techniques utilizing the construction of patio homes could provide greater flexibility in hillside areas. Hillside development should also reflect the recommendations of the 1990 Open Space, Recreation and Conservation Elements.

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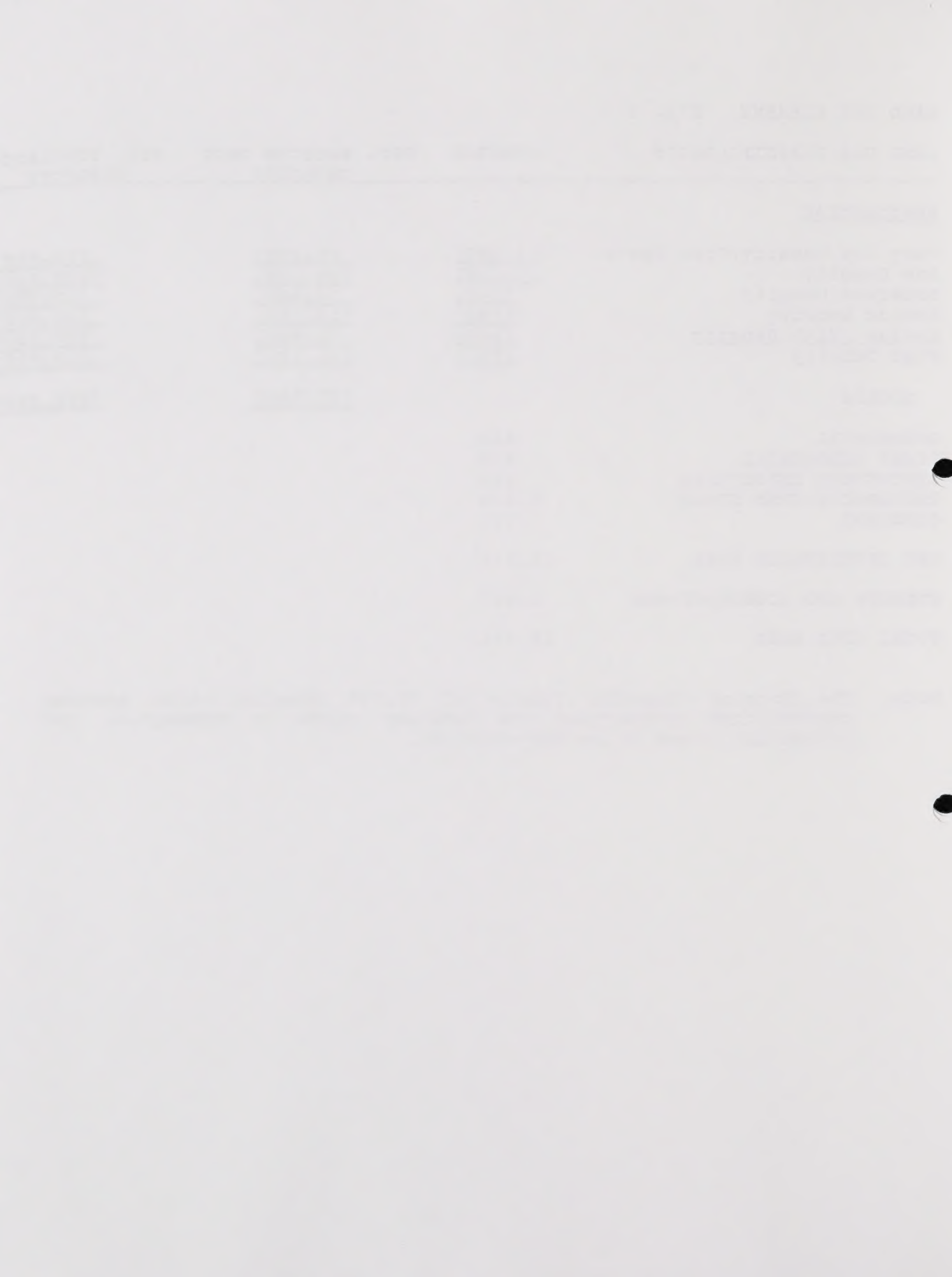
Moderate, Medium and High Density - In order to meet the objectives of the Land Use Plan and to coordinate with other implementation procedures, it is necessary to revise the multiple unit residential ordinances. Major recommendations include improvement of development design criteria such as height, variable setbacks, landscaping, illumination and parking requirements. Maximum density should be limited to [14] units per acre for moderate [19] for medium, [26 for medium/high and 35 for high density].

[Density bonuses may be applied in the medium, medium high, and high density areas where lots are combined to establish larger building sites. Where this occurs, it is appropriate to establish greater open space requirements. In addition, density bonuses may be granted for the provision of affordable housing in accordance with State regulations.]

LAND USE ELEMENT FIG. 2

LAND USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<u>RESIDENTIAL</u>			
Very Low Density/Open Space	[1,163]	[3,500]	[10,500]
Low Density	[5,235]	[34,000]	[102,000]
Moderate Density	[348]	[4,900]	[13,700]
Medium Density	[755]	[14,500]	[40,600]
Medium /High Density	[376]	[9,900]	[27,700]
High Density	[313]	[10,900]	[30,500]
TOTALS		[77,700]	[225,000]
COMMERCIAL	824		
LIGHT INDUSTRIAL	545		
RESTRICTED INDUSTRIAL	206		
RECREATION/OPEN SPACE	5,866		
CEMETERY	111		
NET DEVELOPABLE AREA	15,742		
STREETS AND RIGHTS-OF-WAY	3,839		
TOTAL CITY AREA	19,581		

Note: The Housing Capacity figure of 77,700 housing units assumes overutilized properties and housing units in commercial and industrial zones to be non-existent.



cc/Raggio
Ayes

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF GLENDALE, CALIFORNIA, CERTIFYING
THAT CERTAIN NEGATIVE DECLARATIONS HAVE
BEEN PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT.

WHEREAS, The Environmental and Planning Board considered Initial Study No. EIF 89-69 prepared on behalf of General Plan Amendment 89-3 and Change of Zone Case No. 144ZA, and adopted on January 11, 1990, a proposed Negative Declaration prepared pursuant to the California Environmental and Quality Act; and

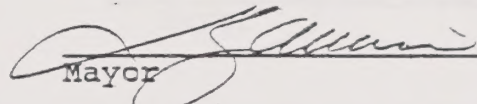
WHEREAS, The Environmental and Planning Board considered Initial Study No. EIF 90-48 prepared on behalf of General Plan Amendment 90-1 and Change of Zone Case No. 147ZA, and adopted on June 14, 1990, a proposed Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Members of the Council have read and considered the subject Negative Declarations; and

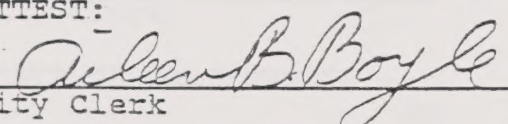
WHEREAS, The Council hereby acknowledges the findings and recommendations of the Environmental and Planning Board with respect to the preparation of said Negative Declarations and the projects;

NOW, THEREFORE, BE IT RESOLVED by The Council of the City of Glendale that it is hereby certified that Negative Declaration Number EIF 89-69 and Negative Declaration Number EIF 90-48 were prepared pursuant to the California Environmental Quality Act, that the Council approves the responses to comments received during the environmental review process, and that the projects will not have a significant effect on the environment.

Adopted this 30th day of October, 1990.

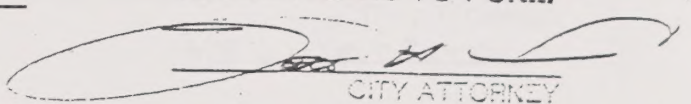

Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM

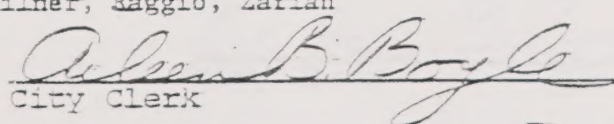
STATE OF CALIFORNIA)
SS.
COUNTY OF LOS ANGELES)


CITY ATTORNEY

DATE 10-26-90

I, AILEEN B. BOYLE, City Clerk of the City of Glendale, certify that the foregoing resolution was adopted by The Council of the City of Glendale, by a majority of the members thereof, at a regular meeting held on the 30th day of October 1990, and that the same was adopted by the following vote:

Ayes: Bremberg, Jutras, Milner, Raggio, Zarian
Notes: None
Absent: None


City Clerk

7 A 1

THE UNIVERSITY OF CHICAGO
DIVISION OF PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607

Page 1
Date

The following information was obtained from the records of the Department of Chemistry, University of Chicago, dated 10/10/68. It is a copy of the original records and is not a summary or interpretation of the same.

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~~Milner/Raggio~~

Bremberg: No

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF GLENDALE ADOPTING THE LAND USE AND
HOUSING ELEMENT OF THE GENERAL PLAN REVISIONS IN CONNECTION
WITH THE REZONING PROGRAM.

WHEREAS, the City Council has conducted noticed public hearings pursuant to the provisions of Section 3-107 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the City Council has accepted proposed General Plan Amendment No. 89-3 and General Plan Amendment 90-1 relating to the Rezoning Program; and

WHEREAS, the City Council has reviewed and considered all materials, communications, public testimony, maps and exhibits of current record on said General Plan Amendment; and

WHEREAS, the City Council has found the subject General Plan Amendment to promote and protect the public health, safety, comfort, convenience and general welfare of the citizens of Glendale;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Glendale that General Plan Amendment 89-3 and General Plan Amendment 90-1 are hereby approved and adopted and shall be made a part of the City's Land Use and Housing Elements and Land Use Map of the General Plan effective 30 days upon passage.

Adopted this 30th day of October, 1990.

ATTEST:

Aileen B. Boyle
City Clerk

STATE OF CALIFORNIA)

SS.

COUNTY OF LOS ANGELES)

[Signature]
Mayor

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

DATE 10-26-90

I, AILEEN B. BOYLE, City Clerk of the City of Glendale, certify that the foregoing resolution was adopted by The Council of the city of Glendale, by a majority of the members thereof, at a regular meeting held on the 30th day of October, 1990 and that the same was adopted by the following vote:

Ayes: Jutras, Milner, Raggio, Zarian

Noes: Bremberg

Absent: None

Aileen B. Boyle
City Clerk

7 A 2

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607

TO THE EDITOR:
I am writing to you to inform you of the results of the experiments conducted by me and my colleagues in the Department of Chemistry, University of Chicago, during the past few months.

The experiments were conducted in the Department of Chemistry, University of Chicago, during the past few months. The results of the experiments are as follows:

The first experiment was conducted in the Department of Chemistry, University of Chicago, during the past few months. The results of the experiment are as follows:

The second experiment was conducted in the Department of Chemistry, University of Chicago, during the past few months. The results of the experiment are as follows:

The third experiment was conducted in the Department of Chemistry, University of Chicago, during the past few months. The results of the experiment are as follows:

Very truly yours,
[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Very truly yours,
[Signature]

[Signature]

HOUSING ELEMENT TEXT CHANGES

II. HOUSING ELEMENT

Note: All Changes are shown double underlined and within brackets.

CHANGES PAGE V-2, V-3

Land Use Controls: The Land Use Element of the General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the City. Densities range from 1-3 units per acre in Low Density/Restricted Residential areas to [27-35] units per acre in areas designed for High Density Residential. As indicated in Table 39 under Housing Opportunities, an estimated [12,100] new residential dwelling units could be developed in Glendale under buildout of the General Plan. SCAG has estimated a future housing need of 5,601 new units in the City through the year 1994. The Plan thus provides for a residential development capacity which is more than adequate to serve project future housing demand. The Land Use Plan cannot therefore be interpreted as a constraint to the provision of affordable housing, particularly since [8,438] units are designated for higher density housing (Medium, [Medium/High] and High Density Residential) and can more readily be priced to meet the needs of lower income households.

CHANGES PAGE V1-1

Vacant Sites: Table 37 provides a breakdown of the number and type of additional residential dwelling units which could be constructed on vacant lands in Glendale under the General Plan. Vacant land planner for residential development is relatively scarce in Glendale, with only [five] percent or [423] acres of the City's total [8,190] residential acreage currently vacant. Over [two-thirds] of the potential [1,956] new dwelling units are allocated to Low Density Residential uses and would be concentrated predominantly in the City's mountainous communities. Approximately [600] new multi-family dwelling units could be constructed on vacant land in Glendale, ranging in density from [14] to [35] units to the acre.-----

(last paragraph, last sentence) ----- It is therefore likely that the potential increase in residential development on vacant lands in the City would actually be less than the [1,936] additional dwelling units identified in Table 37.

PAGE V1-3

(Paragraph 1, 2nd sentence)

Much of the City's higher density residential acres [R-3050, R-2250, R-1650, R-1250] are currently developed with single family dwellings.

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(Paragraph 2)

Table 38 calculates the net increase in dwelling units which could occur in Glendale through the recycling of underdeveloped sites. An estimated [9,267] additional dwelling units could be developed, mainly in the Medium Density Residential ([15-19] units/acre) and [Medium/] High Density Residential ([20-26] units/acre) land use categories. While it is unlikely that all underdeveloped sites will convert to higher densities, a significant potential for intensification does exist. This potential for recycling in Glendale will serve to provide adequate sites to meet the City's identified housing needs. In terms of providing affordable housing, the [8,438] Medium Density[,Medium/High] and High Density units are a significant contribution to the stock of housing which combined with City incentives, can be priced within lower income groups' range of affordability.

PAGE VI-5 (paragraphs 4 & 5)

Residential Development Potential Compared with Glendale's housing needs: As indicated in Chapter VII, section C, the Regional Housing Needs Assessment (RHNA) prepared by SCAG identifies a future housing need for Glendale of 5,601 units to be developed over the next five years (1989-1994). Combining the residential development potential on vacant and underutilized lands, in the redevelopment area, and on surplus lands, an estimated [12,128] additional units could be developed in the City (refer to Table 39). This would indicate that the City's share of regional housing needs is provided for.

In terms of development opportunities for lower income households, over [69] percent ([8,438] dwelling units) of potential residential growth is allocated to higher density housing (Medium, [Medium/High], and High Density Residential), which can more readily be priced to meet the needs of the 3,350 future Very Low, Low and Moderate Income households identified by SCAG as Glendale's future housing need.-----

HOUSING ELEMENT TABLE 37

[VACANT LANDS]

RESIDENTIAL LAND USE CATEGORY	PRACTICAL CAPACITY	(a) NO. OF PARCELS	AVERAGE LOT SIZE	APPROX. ACRES	POTEN. DU'S	%TOTAL DU'S
LOW DENSITY - R1R	3 du/acre	1,526(b)	10,000	350.0	1,050	<u>[53.6]</u>
LOW DENSITY - R1	<u>[6.5]</u> du/acre	286	7,500	49.3	<u>[320]</u>	<u>[16.4]</u>
MODERATE DENSITY <u>[R-3050]</u>	<u>[14]</u> du/acre	<u>[23]</u> (c)	7,500	<u>[4.0]</u>	<u>[56]</u>	<u>[2.7]</u>
MEDIUM DENSITY <u>[R-2250]</u>	<u>[19]</u> du/acre	<u>[8]</u>	<u>[7,000]</u>	<u>[1.3]</u>	<u>[24]</u>	<u>[1.2]</u>
<u>[MEDIUM/HIGH DENSITY]</u> <u>[R-1650]</u>	<u>[26]</u> du/acre	<u>[80]</u>	<u>[7,000]</u>	<u>[12.8]</u>	<u>[332]</u>	<u>[17.0]</u>
<u>[HIGH DENSITY]</u> <u>[R-1250]</u>	<u>[35]</u> du/acre	<u>[32]</u>	<u>[7,000]</u>	<u>[5.1]</u>	<u>[178]</u>	<u>[9.1]</u>
TOTAL		1,995		<u>[422.5]</u>	1,960	100.0

(a) Practical capacity based on the average density of development within the land use range of the low density classes and at the maximum density of the higher density classes.

(b) Assumes 80% of the 1,908 vacant parcels identified on the tax assessor roles as R1 zoning fall within the City's hillside areas.

(c) The number of vacant parcels in the moderate, medium and high density zones as reported by the Tax Assessor Roles have been factored down 25% to account for parcels currently developed with parking facilities, and which are unlikely to convert to residential use.

Source: Los Angeles County Tax Assessment Roles, June [1989];
City of Glendale Planning Department
Cotton/Beland/Associates, Inc.

DATE	TIME	LOCATION	WIND	TEMP	WAVE	SEA	WIND	TEMP	WAVE	SEA
11	10:00	10:10	10:20	10:30	10:40	10:50	11:00	11:10	11:20	11:30
12	11:00	11:10	11:20	11:30	11:40	11:50	12:00	12:10	12:20	12:30
13	12:00	12:10	12:20	12:30	12:40	12:50	13:00	13:10	13:20	13:30
14	13:00	13:10	13:20	13:30	13:40	13:50	14:00	14:10	14:20	14:30
15	14:00	14:10	14:20	14:30	14:40	14:50	15:00	15:10	15:20	15:30
16	15:00	15:10	15:20	15:30	15:40	15:50	16:00	16:10	16:20	16:30
17	16:00	16:10	16:20	16:30	16:40	16:50	17:00	17:10	17:20	17:30
18	17:00	17:10	17:20	17:30	17:40	17:50	18:00	18:10	18:20	18:30

Continued from previous page. The following data was obtained from the log of the ship's movements during the period 11-18 April 1942.

The ship was observed to be in the vicinity of the following coordinates during the period 11-18 April 1942:

The ship was observed to be in the vicinity of the following coordinates during the period 11-18 April 1942:

1941-1942

HOUSING ELEMENT TABLE 38

Residential Land Use Category	Existing DU's	Potential(a) DU's	Net Increase in DU's
Moderate Density <u>([R-3050])</u>	<u>[829]</u>	<u>[1,658]</u>	<u>[829]</u>
Medium Density <u>[R-2250]</u>	<u>[1,482]</u>	<u>[4,446]</u>	<u>[2,964]</u>
<u>[Medium/High Density]</u> <u>([R-1650])</u>	<u>[728]</u>	<u>[2,912]</u>	<u>[2,183]</u>
<u>[High Density]</u> <u>([R-1250])</u>	<u>[658]</u>	<u>[3,948]</u>	<u>[3,291]</u>
	<u>[3,697]</u>	<u>[12,964]</u>	<u>[9,267]</u>

(a) Potential dwelling unit capacity based on the density of development within the land use range, as identified in the City of Glendale Land Use Element, [1989]. Includes 5-10% in factor for future non-residential uses, such as parks, churches, and schools.

Source: Los Angeles County Tax Assessment Roles, June [1989]:
City of Glendale Planning Department
Cotton/Beland/Associates, Inc.

HOUSING ELEMENT TABLE 39

RESIDENTIAL DWELLING UNIT POTENTIAL

<u>Residential Land Use Category</u>	<u>Vacant Land</u>	<u>Underutilized Land</u>	<u>Redevelopment Land</u>	<u>Surplus Land</u>	<u>TOTALS</u>
Low Density (R1R)	1,050	0	0	<u>[50]</u>	<u>[1,100]</u>
Low Density (R1)	<u>[320]</u>	0	0	0	<u>[320]</u>
Moderate Density <u>[(R-3050)]</u>	<u>[56]</u>	<u>[829]</u>	0	0	<u>[885]</u>
Medium Density <u>[(R-2250)]</u>	<u>[24]</u>	<u>[2,964]</u>	512	0	<u>[3,500]</u>
<u>[Medium/High Density</u> <u>[(R-1650)]</u>	<u>[332]</u>	<u>[2,183]</u>	<u>[0]</u>	<u>[0]</u>	<u>[2,515]</u>
<u>[High Density]</u> <u>[(R-1250)]</u>	<u>[178]</u>	<u>[3,291]</u>	<u>[300]</u>	<u>[39]</u>	<u>[3,808]</u>
TOTALS	<u>[1,960]</u>	<u>[9,267]</u>	812	<u>[89]</u>	<u>[12,128]</u>

Source: Los Angeles County Tax Assessor Roles, June [1989]
City of Glendale Planning Department;
City of Glendale Redevelopment Agency;
Cotton/Beland/Associates, Inc.

Note: A density bonus of 25% has been calculated into underutilized land.

Table 1: Summary of the data

Year	Age	Gender	Marital Status	Education	Income	Health
2010	25	Male	Single	High School	\$15,000	Good
2011	26	Female	Married	College	\$20,000	Good
2012	27	Male	Single	High School	\$18,000	Good
2013	28	Female	Married	College	\$22,000	Good
2014	29	Male	Single	High School	\$20,000	Good
2015	30	Female	Married	College	\$25,000	Good
2016	31	Male	Single	High School	\$22,000	Good
2017	32	Female	Married	College	\$28,000	Good
2018	33	Male	Single	High School	\$25,000	Good
2019	34	Female	Married	College	\$30,000	Good

Table 1: Summary of the data. The table shows the demographic and socioeconomic characteristics of a sample of individuals from 2010 to 2019. The variables included are Year, Age, Gender, Marital Status, Education, Income, and Health. The data is presented in a tabular format with 7 columns and 10 rows of data.

Table 2: Summary of the data. The table shows the demographic and socioeconomic characteristics of a sample of individuals from 2010 to 2019. The variables included are Year, Age, Gender, Marital Status, Education, Income, and Health. The data is presented in a tabular format with 7 columns and 10 rows of data.

LAND USE ELEMENT TEXT CHANGES

I. LAND USE ELEMENT

Note: All changes shown double underlined and within brackets

CHANGES - PAGES 13

MODERATE DENSITY RESIDENTIAL development areas are sparsely located in the western, southeastern and northern portions of the City and reflect locations for single family homes mixed with moderate size townhouse development. These locations are ideal with respect to convenience and access to the regional transportation network as well as functioning as buffer or transition areas between more intensive development and areas designated for less intensive uses. This class maintains a relatively low density standard of [9] to [14] dwelling units to the acre.

MEDIUM DENSITY RESIDENTIAL development is located mainly in the southern portions of the City, south of the Ventura Freeway. Small pockets occur in the western and northern portions. intended for these areas are townhouses and smaller garden apartments at a density of [15] to [19] dwellings to the acre.

[MEDIUM/HIGH DENSITY RESIDENTIAL development is located sparsely in North Glendale and Central Glendale. Intended for these areas are medium size garden apartments at a density of 20 to 26 units to the acre.]

HIGH DENSITY RESIDENTIAL development is generally centered around the Central Business District north of Broadway with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Central Business District. The standards provide for [larger] size garden apartments at a density of [27] to [35] units to the acre.

[DENSITY BONUS]

[In the multiple dwelling residential categories of medium, medium high and high densities, a density bonus (i.e. 25%) may be added to lots/parcels which are combined to create a building site in order to promote greater quality/amount of open space and amenities. Density bonuses may also be granted to projects in all residential zones in order to provide for affordable housing as expressed by State housing policies. For the purpose of subdivisions, it shall be recognized that all developments which comply with these density bonus criteria remain in compliance with the density parameters expressed in the General Plan.]

CHANGES - PAGE 21

VERY LOW DENSITY/OPEN SPACE - In order to provide for growth and development as recommended by the Plan in the areas shown as very

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low density/open space, it will be necessary to develop new and innovative municipal ordinances which will limit development to a maximum of three dwelling units to the acre, and provide for the retention of natural open space. In these areas it is recommended that slope criteria be used to limit density and control extensive development and/or clustering techniques utilizing the construction of patio homes could provide greater flexibility in hillside areas. Hillside development should also reflect the recommendations of the 1990 Open Space, Recreation and Conservation Elements.

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CHANGES - PAGES 23

Moderate, Medium and High Density - In order to meet the objectives of the Land Use Plan and to coordinate with other implementation procedures, it is necessary to revise the multiple unit residential ordinances. Major recommendations include improvement of development design criteria such as height, variable setbacks, landscaping, illumination and parking requirements. Maximum density should be limited to [14] units per acre for moderate [19] for medium, [26 for medium/high and 35 for high density].

[Density bonuses may be applied in the medium, medium high, and high density areas where lots are combined to establish larger building sites. Where this occurs, it is appropriate to establish greater open space requirements. In addition, density bonuses may be granted for the provision of affordable housing in accordance with State regulations.]

LAND USE ELEMENT FIG. 2

LAND USE CLASSIFICATION	ACREAGE	EST. HOUSING UNIT CAPACITY	EST. POPULATION CAPACITY
<u>RESIDENTIAL</u>			
Very Low Density/Open Space	[1,163]	[3,500]	[10,500]
Low Density	[5,235]	[34,000]	[102,000]
Moderate Density	[348]	[4,900]	[13,700]
Medium Density	[755]	[14,500]	[40,600]
Medium /High Density	[376]	[9,900]	[27,700]
High Density	[313]	[10,900]	[30,500]
TOTALS		[77,700]	[225,000]
COMMERCIAL	824		
LIGHT INDUSTRIAL	545		
RESTRICTED INDUSTRIAL	206		
RECREATION/OPEN SPACE	5,866		
CEMETERY	111		
NET DEVELOPABLE AREA	15,742		
STREETS AND RIGHTS-OF-WAY	3,839		
TOTAL CITY AREA	19,581		

Note: The Housing Capacity figure of 77,700 housing units assumes overutilized properties and housing units in commercial and industrial zones to be non-existent.

LAND USE ELEMENT

